

1 OVERALL SITE PLAN & ENLARGEMENT KEY FOR OTHER DRAWINGS  
SCALE: 1" = 30' - 0"

**GENERAL NOTES**

- EXISTING CONDITIONS DATA BASED ON DOCUMENT ENTITLED "ZONING LOCATION & TOPOGRAPHIC SURVEY 40 GOODWIVES RIVER RD PREPARED FOR MICHAEL P. BRUECK & ERIN BRUECK DARIEN, CT BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. ON 03-18-2020.
- DEFINITIONS: "AS REQUIRED" MEANS AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT. THE WORD "SHALL" MEANS A CONDITION MUST BE FULLY & COMPLETELY MET.
- DRAWINGS, NOTES, & SPECIFICATIONS SHALL BE STUDIED & UNDERSTOOD PRIOR TO BIDDING OR THE START OF WORK. EXISTING & PROPOSED CONDITIONS SHALL BE FIELD VERIFIED WITH DISCREPANCIES BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- MEASURING AND LAYOUT: WRITTEN DIMENSIONS SHALL PREVAIL OVER HAND MEASURED DIMENSIONS. IF LARGER SCALED DRAWINGS SHALL PREVAIL OVER SMALLER SCALED DRAWINGS. MEASUREMENTS ARE TO THE OUTSIDE FACE OF BUILDING & FOUNDATION WALLS. FINISHED FACES OF CURBS & WALLS, & INSIDE FACE OF POOL WALLS. ALL DIMENSIONS LABELED WITH "±" & "N/A" SHALL BE VERIFIED IN THE FIELD.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARD MATERIALS & METHODS. EQUIPMENT APPROPRIATE FOR THE NATURE & SCOPE OF THIS PROJECT, SKILLED LABOR, & IN COMPLIANCE WITH RELEVANT FEDERAL, STATE, & LOCAL CODE.
- WORK AREAS, EQUIPMENT, MATERIALS, STOCKPILES, & WORK AREAS SHALL BE NEATLY STAGED & KEPT CLEAN & SAFE IN A MANNER SO AS TO BE MINIMALLY DISRUPTIVE TO THE OWNER & OTHER PROJECT REPRESENTATIVES. UNSUITABLE SOILS, DEMOLISHED MATERIALS, ETC SHALL BE DISPOSED OF IN A TIMELY, LEGAL & RESPONSIBLE MANNER.
- SUBSTITUTIONS SHALL BE REQUESTED IN WRITING & APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE & INSTALLATION.

**RESIDENCE ZONING DATA: ZONE R-1**

ITEM	PERMITTED	EXISTING	PROPOSED
MIN. LOT SIZE	1 ACRE (43,560 SF)	2.2 ACRE (96,150 SF)	UNCHANGED
FRONT SETBACK	40 LF & 65 LF TO E	40.4 LF & N/A TO E	UNCHANGED
SIDE SETBACK	25 (ONE) 50 (BOTH)	40 LF & > 50 LF	UNCHANGED
REAR SETBACK	40 LF	> 40 LF	UNCHANGED
BLDG COVERAGE	20% (19,230 SF)	4.64% (4,457 SF)	UNCHANGED
SITE COVERAGE	N/A	N/A	N/A

NOTES: PROPOSED TOTALS ARE INCLUSIVE OF, NOT IN ADDITION TO, EXISTING NUMBERS.

**COTTAGE ZONING DATA: ZONE R-1**

ITEM	PERMITTED	EXISTING	PROPOSED
MIN. LOT SIZE	1 ACRE (43,560 SF)	2.2 ACRE (96,150 SF)	UNCHANGED
FRONT SETBACK	40 LF & 65 LF TO E	60.9 LF & N/A TO E	UNCHANGED
SIDE SETBACK	25 (ONE) 50 (BOTH)	25.5 LF & > 50 LF	UNCHANGED
REAR SETBACK	40 LF	> 40 LF	UNCHANGED
BLDG COVERAGE	20% (19,230 SF)	2.24% (2,155 SF)	UNCHANGED
SITE COVERAGE	N/A	490 SF	645 SF

NOTES: PROPOSED TOTALS ARE INCLUSIVE OF, NOT IN ADDITION TO, EXISTING NUMBERS.

**CONSTRUCTION SEQUENCE**

- MARK BOUNDARY OF WORK TO BE PERFORMED & CONTACT DIG SAFE (OR RELEVANT AGENCY) 72 HRS PRIOR TO BREAKING GROUND TO VERIFY LOCATION OF U.G. UTILITIES.
- INSTALL SITE PROTECTION MEASURES: SILT FENCE, ANTI-TRACK PAD, TREE PROTECTION, CONSTRUCTION FENCE, ETC; IF REQUIRED, SCHEDULE INSPECTION.
- DEMOLISH EXISTING STRUCTURES, FEATURES, VEGETATION, ETC. AS REQUIRED. DECONSTRUCT MATERIALS SPECIFIED FOR LATER USE & STAGE NEATLY IN APPROVED AREAS. STRIP & STOCKPILE TOPSOIL IN SPECIFIED AREA; SEE GRADING NOTES.
- LAYOUT & EXCAVATION: MEASURE & MARK OUTLINES OF DESIGN FEATURES WITH APPROPRIATE OVER DIG MARGINS. EXCAVATE & STAGE CAST MATERIALS FOR LATER USE OR TRANSPORT OFF SITE.
- FOOTINGS & FOUNDATIONS: FORMWORK, STEELWORK & CONCRETE POURS. INSTALLATION OF REQUISITE UTILITY FEATURES (DRAINAGE, IRRIGATION, PLUMBING & ELECTRICAL) TO RUN CONCURRENTLY WHEREVER APPLICABLE. BACKFILL & INSTALL BASE MATERIALS FOR FINISH TREATMENTS.
- ABOVE-GRADE HARDSCAPE SYSTEMS: INSTALL TERRACES & WALLS, STAIRS, SPA, ETC WITH REQUISITE UTILITY FEATURES AS REQUIRED.
- AT-OR-NEAR-GRADE HARDSCAPE SYSTEMS: PAVING SYSTEMS & FINISHED TREATMENTS TO RUN CONCURRENTLY WITH REQUISITE UTILITY FEATURE INSTALLATIONS.
- SEEDING & PLANTING: SPREAD TOPSOIL & FINE GRADE ALL LANDSCAPED AREAS, SEED & PLANT AS REQUIRED. (REFERENCE PLANTING NOTES).
- PROJECT CLOSEOUT: REMOVE EROSION CONTROL MEASURES, FINAL CLEANUP, & WALK THROUGH WITH OWNER, LANDSCAPE ARCHITECT, & OTHER RELEVANT PROJECT REFS.

**SITE PROTECTION & DEMOLITION LEGEND**

- LIMIT OF DISTURBANCE OR BOUNDARY OF WORK TO BE PERFORMED.
- DOUBLE SILT FENCE AND HAY BALES; SEE DRAWING 1 ON LA-5.
- SILT FENCE; SEE EROSION CONTROL NOTES & DRAWING 2 ON LA-5.
- CONSTRUCTION ENTRANCE / ANTI-TRACKING PAD; SEE NO. 3 ON LA-5.
- REMOVE EXISTING POOL, COPING, & PATIO; PREP AREA FOR NEW SPA.
- REMOVE EXISTING POOL EQUIPMENT, PAD, AND STONE WALL.
- DECONSTRUCT EXISTING STONE WALL & STOCKPILE FOR LATER USE.
- INTENTIONALLY BLANK.
- INTENTIONALLY BLANK.

**EROSION CONTROL NOTES**

- PRIOR TO THE COMMENCEMENT OF ANY WORK, SITE PROTECTION MEASURES SHALL BE INSTALLED & PRESENTED FOR INSPECTION BY RELEVANT REGULATORY AGENCIES. CONTRACTOR SHALL INSPECT, MAINTAIN, & REPAIR PROTECTION MEASURES ACROSS THE DURATION OF THE PROJECT.
- NO DISTURBANCES OF ANY KIND SHALL OCCUR OUTSIDE THE APPROVED BOUNDARY OF WORK TO BE PERFORMED. RE STABILIZATION, WHENEVER REQUIRED, SHALL BE SCHEDULED AND PERFORMED AS SOON AS POSSIBLE.
- DISTURBED AREAS EXPOSED FOR MORE THAN 30 DAYS SHALL BE PROTECTED WITH TEMPORARY VEGETATIVE COVER & SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 1 LB PER 1,000 SF OR 40 LBS PER ACRE.

**TABLE OF DRAWINGS**

- LA-1 . . . . . DEMOLITION & EROSION CONTROL PLAN  
LA-2 . . . . . LAYOUT & GRADING PLANS  
LA-3 . . . . . PLANTING & LIGHTING PLAN  
LA-4 . . . . . SITE SECTIONS & ELEVATIONS  
LA-5 . . . . . SITE DETAILS



2 DEMOLITION & EROSION CONTROL PLAN  
SCALE: 1" = 10' - 0"

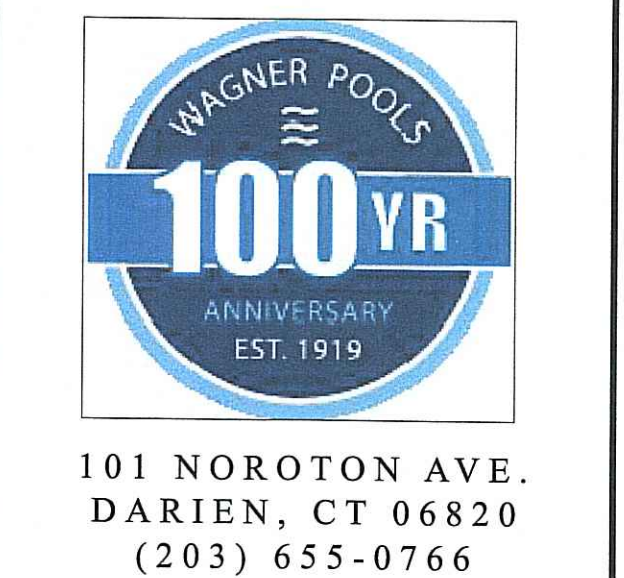
NO.	Revisions or Type of Drawing Submittal	Date:
1	SW: Provided to Owner as Design Concept Drawing	04-16-2020
2	SW: Provided to Owner as Design Development Drawing	04-17-2020
3	SW: Provided to town as preliminary Working Drawings	04-20-2020
4	SW: Provided to all reps as Working Drawings	04-22-2020



**DEMOLITION & EROSION CONTROL PLAN**

**Project:**  
**BRUECK RESIDENCE**  
**40 GOODWIVES RIVER ROAD DARIEN, CT**

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Date:	April 6, 2020
Drawn By:	SW
Scale:	As Noted
North:	Sheet:
LA-1	